



**Broomfield Avenue, Palmers Green, London, N13**  
**£900,000 Freehold**

**Anthony Webb**  
ESTATE AGENTS

# Broomfield Avenue, Palmers Green, London, N13

Well presented four bedroom semi-detached family house offering in excess of 1900sq ft of bright and airy living space located a few minutes walk to Broomfield Park. Features include two spacious receptions, a kitchen/diner, garage to side, paved drive and good size rear garden.

Broomfield Avenue is a most popular residential turning located off Broomfield Lane and is a short walk through the park to Palmers Greens shops, restaurants, bus routes and mainline station into Moorgate.

Porch to a good size hallway • Spacious front reception with ceiling features and bay window • Rear reception with doors to garden • kitchen/diner with door to garage • First floor landing with stained glass window and access to loft space with potential to convert • Two double bedrooms • Two good size single bedrooms • Wet room • Double glazing • Gas central heating • Garage to side • Off street parking to front • Well maintained rear garden with paved patio and summer house measuring 60ft x 33ft.

- Four bedrooms
- Semi-detached house
- Two receptions
- Kitchen/diner
- Original features
- Off street parking
- Garage to side
- Rear garden



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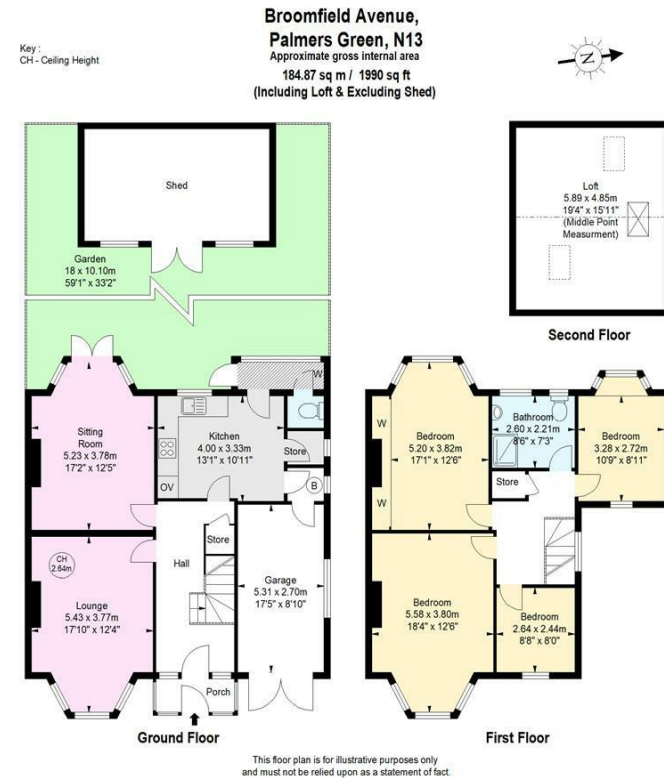


# Broomfield Avenue Palmers Green London N13 4JR

Tenure: Freehold  
Gross Internal Area: 1990.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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